



Community Development
Development Services Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6929
TTY (541) 766-6477

May 25, 2000

Pahlisch Nielsen Homes LLC
6212 SW Arbor Grove Drive
Corvallis, OR 97333

Lot Line Adjustment No. LLA00-00007

The City staff has completed its review of your request for a Lot Line Adjustment involving property identified as Lots 93 and 94 in Grand Oaks Summit, Phase 2 Subdivision. Below are the conditions of approval you need to meet prior to finalizing your Lot Line Adjustment. You have one year from the date of this letter to complete the conditions of approval, after which time your application will become null and void.

Conditions of Approval:

1. The surveyor needs to verify that all private water and sewer services are located on the lots they serve and can be accessed without the need for private easements. If this is not the case, private easements need to be created with a minimum width of ten feet, centered over the service lines.
2. Deeds, based on a metes and bounds legal description, for all adjusted lots and tracts resulting from the lot line adjustment shall be recorded with the Benton County Recorder's Office.
3. A Certified Boundary Survey Map which reflects the approved lot line adjustment shall be filed with Benton County. Prior to filing the map with the County Surveyor, the map shall be reviewed by City of Corvallis Development Services and shall be signed by the City Engineer and the Development Services Manager. Your surveyor needs to reference the application number (LLA00-00007) on the survey map to aid cross referencing in the future.
4. Copies of the recorded deeds and filed survey map shall be provided to City of Corvallis Development Services following recordation. Upon receipt of those documents the lot line adjustment will be complete.

If you have any questions concerning the above conditions, please contact me at 766-6929.

Joe Kasper
Associate Planner

c: Greg Gescher, Engineering Division
OTAK, Inc.

MEMORANDUM

TO: Joe Kasper, Community Development - Development Services

FROM: Tania Ross, Public Works - Development Engineering

DATE: May 25, 2000

SUBJECT: LLA00-0007 to LLA00-0010 (Grand Oaks Summit Phase IB)

Development Engineering staff has completed a review of the above referenced Lot Line Adjustment applications. The following condition is recommended for all applications:

- Prior to final plat, the applicant shall verify that all individual services are located on the lots that they serve. In any instances where this is not the case, the applicant shall provide a 10-foot wide private easement, centered over the service, from the lot that the service is located on to the lot that it serves.

If you have any questions or wish to discuss these comments in greater detail, please contact me at extension 1756.

X:\Divisions\Engineering\Development Review\Projects - Development\LLA\00-0007 thru 10_ memo.wpd

FOR STAFF USE ONLY

CASE NUMBER LLA-00-0057 DATE FILED 5-12-00
 PLANNER JPK DATE ACCEPTED 5-12-00
 FEE \$50- RECEIPT NO. _____ CREDIT CARD VISA
 AVERAGE LOT AREA OF DEVELOPED LOTS WITHIN 300 FEET _____

APPLICATION FOR: LOT LINE ADJUSTMENT



City of Corvallis
 Development Services
 501 SW Madison
 P.O. Box 1083
 Corvallis, OR 97339-1083
 Telephone: (541) 766-6929
 FAX: (541) 766-6936

PLEASE TELL US ABOUT YOURSELF AND YOUR SITE:

APPLICANT: NAME PATRISCH NIELSEN HOMES LLC PHONE 929-7633
 ADDRESS 6212 SW Arbor Grove Dr., Corvallis 97333
 SIGNATURE [Signature] DATE 5/11/00

APPLICANT: NAME _____ PHONE _____
 ADDRESS _____
 SIGNATURE _____ DATE _____

Where the owner and applicants differ, written authorization by owner is required

PROPERTY OWNER: NAME SAME PHONE _____
 ADDRESS _____
 SIGNATURE _____ DATE _____

PROPERTY OWNER: NAME _____ PHONE _____
 ADDRESS _____
 SIGNATURE _____ DATE _____

PROPERTY LOCATION: ADDRESS lots 93 + 94 Grand Oaks Summit
6279 + 6283 SW Trellis Dr.

ASSESSOR'S MAP NO. _____ TAX LOT _____

Map No. (township/range/section) and the Tax Lot No. can be found on your tax statement on the upper the Assessor's office.

DEVELOPMENT DISTRICT _____

EXISTING USE OF PROPERTY _____

PROPOSED USE OF PROPERTY _____

DATE OF LAST PARTITION (If known) _____

PROPOSED LOT SIZES - Parcel 1 34564 Parcel 2 32474 Parcel 3 _____

There are no City liens on the above map and Tax lots as of 5/15/00
 Ted Berger

FOR STAFF USE ONLY

CASE NUMBER LLA-00-00007 DATE FILED 5-12-00
 PLANNER JPK DATE ACCEPTED 5-12-00
 FEE \$50- RECEIPT NO. _____ CREDIT CARD VISA
 AVERAGE LOT AREA OF DEVELOPED LOTS WITHIN 300 FEET _____

APPLICATION FOR: LOT LINE ADJUSTMENT



City of Corvallis
 Development Services
 501 SW Madison
 P.O. Box 1083
 Corvallis, OR 97339-1083
 Telephone: (541) 766-6929
 FAX: (541) 766-6936

PLEASE TELL US ABOUT YOURSELF AND YOUR SITE:

APPLICANT: NAME PATLISCH NIELSEN-HOMES LLC PHONE 929-7633
 ADDRESS 6212 SW Arbor Grove Dr., Corvallis 97333
 SIGNATURE [Signature] DATE 5/11/00

APPLICANT: NAME _____ PHONE _____
 ADDRESS _____
 SIGNATURE _____ DATE _____

Where the owner and applicants differ, written authorization by owner is required

PROPERTY OWNER: NAME SAME PHONE _____
 ADDRESS _____
 SIGNATURE _____ DATE _____

PROPERTY OWNER: NAME _____ PHONE _____
 ADDRESS _____
 SIGNATURE _____ DATE _____

PROPERTY LOCATION: ADDRESS lots 93 + 94 Grand Oaks Summit
6279 + 6283 SW Trellis Dr.
 ASSESSOR'S MAP NO. _____ TAX LOT _____

Map No. (township/range/section) and the Tax Lot No. can be found on your tax statement on the upper the Assessor's office.

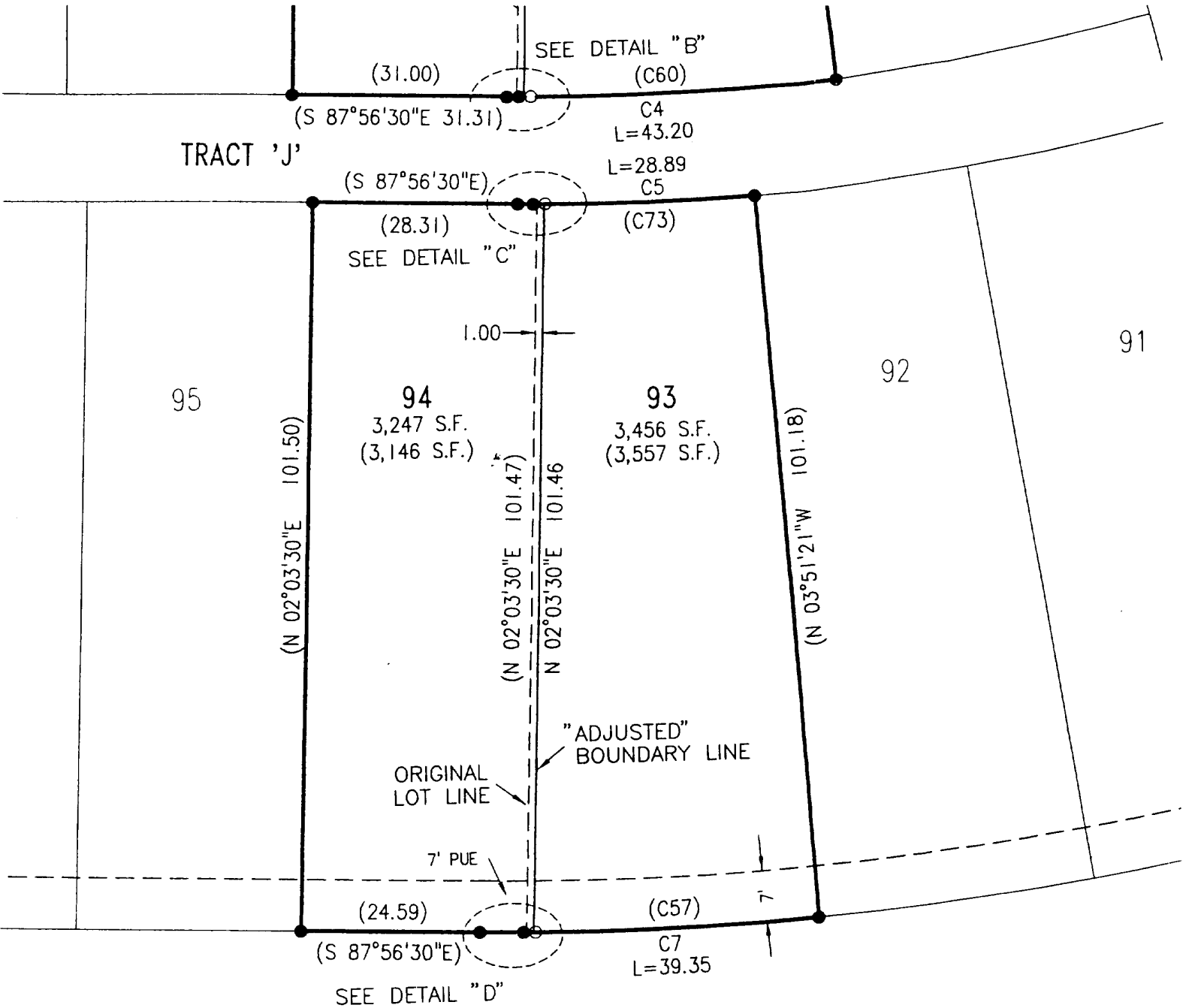
DEVELOPMENT DISTRICT _____

EXISTING USE OF PROPERTY _____

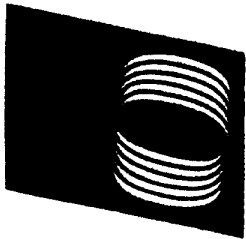
PROPOSED USE OF PROPERTY _____

DATE OF LAST PARTITION (If known) _____

PROPOSED LOT SIZES - Parcel 1 lot 93 3456 lot 94 3247 3



S.W. TRELLIS DRIVE



**OREGON TITLE
Insurance Company**

BENTON COUNTY RECORDING LOG SHEET

JUN 21 2000

DATE:

TIME: 11:48 AM

ORDER #	CUSTOMER	PHONE	DOC	PARTIES	AMOUNT	MICROFILM #	RETURNED
384416	OSU - Geryl	714-4153	TD	Curtis/OSU FCU	\$ 71.00	M-285362-00	
2231361c	HP - Kristine	Fox	TD	Mast/HP EFCU	81.00	M-285363-00	
Acco# 00-45	MT	copy	BSD	Pahlisch/Pahlisch (73)	46.00	M-285364-00	
00-45	"	"	BSD	Pahlisch/Pahlisch (74)	46.00	M-285365-00	
00-45	"	"	BSD	Pahlisch/Pahlisch (78)	46.00	M-285366-00	
00-45	"	"	BSD	Pahlisch/Pahlisch (79)	46.00	M-285367-00	
00-45	"	"	BSD	Pahlisch/Pahlisch (86)	46.00	M-285368-00	
00-45	"	"	BSD	Pahlisch/Pahlisch (87)	46.00	M-285369-00	
00-45	"	"	BSD	Pahlisch/Pahlisch (93)	46.00	M-285370-00	
00-45	"	"	BSD	Pahlisch/Pahlisch (94)	46.00	M-285371-00	
383756	JR	copy	WD	Kwait/McAllister	46.00	M-285372-00	
383756	JR	"	TD	McAllister/WAMCO	81.00	M-285373-00	
				Total	\$ 647.00		



OREGON TITLE
Insurance Company

After Recording, Return to:
Pahlisch Nielsen Homes LLC
12540 SW 68th Parkway Ste B
Tigard, OR 97223-8588

Until a change is requested, tax statements
shall be sent to the following address:
Same as above

STATUTORY BARGAIN AND SALE DEED
(Corporation)

(Above Space Reserved for Recorder's Use)

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

conveys to

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

the following described real property in the State of Oregon and County of Benton

Real property described on attached Exhibit 'A' for the purposes of creating a lot line
adjustment

Tax Account Number(s):

The true consideration for this conveyance is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 20th day of JUNE, 2000, pursuant to a duly approved resolution of the
board of directors of the below named corporation.

PAHLISCH NIELSEN HOMES, LLC

By:

Hildi Johnson

STATE OF OREGON, COUNTY OF BENTON) ss.

6/21/00

11:48 AM

M-285364-00

20th

**REVISED LOT 73
"GRAND OAKS SUMMIT NO. 2"
DESCRIPTION
April 27, 2000**

A tract of land in the northwest one-quarter of Section 5, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being described as follows:

Beginning at the southwest corner of Lot 73, "Grand Oaks Summit No. 2", a duly recorded plat in Benton County; thence N.02°03'30"E. along the line common to Lots 72 and 73, "Grand Oaks Summit No. 2", 99.50 feet to a 5/8-inch iron rod on the southerly line of S.W. Arbor Grove Drive; thence S.87°56'30"E. along said southerly line, 27.59 feet to a 5/8-inch rod and a point of curvature; thence continuing along said southerly line on the arc of a 237.00 foot radius curve to the left (the radius point of which bears N.02°03'30"E.) through a central angle of 1°04'01", 4.41 feet (chord bears S.88°28'31"E., 4.41 feet) to a 5/8-inch iron rod; thence leaving said southerly line S.02°03'30"W. along a line parallel with and 1.00 foot easterly of, when measured at right angles to, the line common to Lots 73 and 74, "Grand Oaks Summit No. 2", 99.54 feet to a 5/8-inch iron rod on the northerly line of Tract 'J', "Grand Oaks Summit No. 2" and a point of non-tangent curvature; thence northwesterly along said northerly line on the arc of a 327.50 foot radius curve to the right (the radius point of which bears N.1°56'18"E.) through a central angle of 0°07'12", 0.69 feet (chord bears N.88°00'06"W., 0.69 feet) to a 5/8-inch iron rod and a point of tangency; thence continuing along said northerly line N.87°56'30"W., 31.31 feet to the Point of Beginning.

Contains 3,184 square feet, more or less.



OREGON TITLE
Insurance Company

After Recording, Return to:
Pahlisch Nielsen Homes LLC
12540 SW 68th Parkway Ste B
Tigard, OR 97223-8588

Until a change is requested, tax statements
shall be sent to the following address:
Same as above

STATUTORY BARGAIN AND SALE DEED
(Corporation)

(Above Space Reserved for Recorder's Use)

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

conveys to

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

the following described real property in the State of Oregon and County of Benton

Real property described on attached Exhibit 'A' for the purposes of creating a lot line
adjustment

Tax Account Number(s):

The true consideration for this conveyance is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 20th day of JUNE, 2000, pursuant to a duly approved resolution of the
board of directors of the below named corporation.

PAHLISCH NIELSEN HOMES, LLC

By:

Hildi Johnson

STATE OF OREGON, COUNTY OF BENTON) ss.

6/21/00 11:48

#M-285365-00

20th

**REVISED LOT 74
"GRAND OAKS SUMMIT NO. 2"
DESCRIPTION
April 27, 2000**

A tract of land in the northwest one-quarter of Section 5, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being described as follows:

Beginning at the northeasterly corner of Lot 74, "Grand Oaks Summit No. 2", a duly recorded plat in Benton County; thence S.05°34'17"E. along the line common to Lots 74 and 75, "Grand Oaks Summit No. 2", 99.93 feet to a 5/8-inch iron rod on the northerly line of Tract 'J', "Grand Oaks Summit No. 2" and a point of non-tangent curvature; thence southwesterly along said northerly line on the arc of a 327.50 foot radius curve to the right (the radius point of which bears N.05°37'12"W.) through a central angle of 7°33'30", 43.20 feet (chord bears S.88°09'33"W., 43.17 feet) to a 5/8-inch iron rod; thence leaving said

2", 99.54 feet to a 5/8-inch iron rod on the southerly line of S.W. Arbor Grove Drive and a point non-tangent curvature; thence northeasterly along said southerly line on the arc of a 237.00 foot radius curve to the left (the radius point of which bears N.0°59'29"E) through a central angle of 7°14'04", 29.92 feet (chord bears N.87°22'27"E., 29.90 feet) to the Point of Beginning.

Contains 3,646 square feet, more or less.



OREGON TITLE
Insurance Company

After Recording, Return to:
Pahlisch Nielsen Homes LLC
12540 SW 68th Parkway Ste B
Tigard, OR 97223-8588

Until a change is requested, tax statements
shall be sent to the following address:
Same as above

STATUTORY BARGAIN AND SALE DEED
(Corporation)

(Above Space Reserved for Recorder's Use)

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

conveys to

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

the following described real property in the State of Oregon and County of Benton

Real property described on attached Exhibit 'A' for the purposes of creating a lot line
adjustment

Tax Account Number(s):

The true consideration for this conveyance is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
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SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 20th day of JUNE, 2000, pursuant to a duly approved resolution of the
board of directors of the below named corporation.

PAHLISCH NIELSEN HOMES, LLC

By: Hudi Johnson

STATE OF OREGON, COUNTY OF BENTON) ss.

6/21/00

11:48

M-285366-00

REVISED LOT 78
"GRAND OAKS SUMMIT NO. 2"
DESCRIPTION
April 27, 2000

A tract of land in the northwest and northeast one-quarters of Section 5, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being described as follows:

Beginning at the most southerly corner of Lot 78, "Grand Oaks Summit No. 2", a duly recorded plat in Benton County; thence N.35°18'49"W. along the line common to Lots 77 and 78, "Grand Oaks Summit No. 2", 99.93 feet to a 5/8-inch iron rod on the southerly line of S.W. Arbor Grove Drive and a point of non-tangent curvature; thence northeasterly along said southerly line on the arc of a 237.00 foot radius curve left (the radius point of which bears N.34°38'31"W.) through a central angle of 7°03'23", 29.19 feet (chord bears N.51°49'47"E., 29.17 feet) to a 5/8-inch iron rod; thence leaving said southerly line S.42°56'30"E. along a line parallel with and 1.00 foot southwesterly of, when measured at right angles to, the line common to Lots 78 and 79, "Grand Oaks Summit No. 2", 99.54 feet to a 5/8-inch iron rod on the northerly line of Tract 'L', "Grand Oaks Summit No. 2" and a point of non-tangent curvature; thence southwesterly along said northerly line on the arc of a 327.50 foot radius curve to the right (the radius point of which bears N.42°41'39"W.) through a central angle of 7°25'45", 42.47 feet (chord bears S.51°01'13"W., 42.44 feet) to the Point of Beginning.

Contains 3,573 square feet, more or less.



OREGON TITLE
Insurance Company

After Recording, Return to:
Pahlisch Nielsen Homes LLC
12540 SW 68th Parkway Ste B
Tigard, OR 97223-8588

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shall be sent to the following address:
Same as above

STATUTORY BARGAIN AND SALE DEED
(Corporation)

(Above Space Reserved for Recorder's Use)

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

conveys to

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

the following described real property in the State of Oregon and County of Benton

Real property described on attached Exhibit 'A' for the purposes of creating a lot line
adjustment

Tax Account Number(s):

The true consideration for this conveyance is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
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OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 20th day of JUNE, 2000, pursuant to a duly approved resolution of the
board of directors of the below named corporation.

PAHLISCH NIELSEN HOMES, LLC

By: Heidi Johnson

STATE OF OREGON, COUNTY OF BENTON) ss.

6/21/00

11:48 am

M-285367-00

REVISED LOT 79
"GRAND OAKS SUMMIT NO. 2"
DESCRIPTION
April 27, 2000

A tract of land in the northwest and northeast one-quarters of Section 5, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being described as follows:

Beginning at the most northerly corner of Lot 79, "Grand Oaks Summit No. 2", a duly recorded plat in Benton County; thence S.42°56'30"E. along the line common to Lots 79 and 80, "Grand Oaks Summit No. 2", 99.50 feet to a 5/8-inch iron rod on the northerly line of Tract 'L', "Grand Oaks Summit No. 2"; thence S.47°03'30"W. along said northerly line, 30.58 feet to a point of curvature; thence continuing along said northerly line on the arc of a 327.50 foot radius curve to the right (the radius point of which bears N.42°56'30"W.) through a central angle of 0°14'51", 1.41 feet (chord bears S.47°10'55"W., 1.41 feet) to a 5/8-inch iron rod; thence leaving said northerly line N.42°56'30"W. along a line parallel with and 1.00 foot southwesterly of, when measured at right angles to, the line common to Lots 78 and 79, "Grand Oaks Summit No. 2", 99.54 feet to a 5/8-inch iron rod on the southerly line of S.W. Arbor Grove Drive and a point non-tangent curvature; thence northeasterly along said southerly line on the arc of a 237.00 foot radius curve to the left (the radius point of which bears N.41°41'54"W.) through a central angle of 1°14'36", 5.14 feet (chord bears N.47°40'48"E., 5.14 feet); thence continuing along said southerly line N.47°03'30"E., 26.86 feet to the Point of Beginning.

Contains 3,184 square feet, more or less.



OREGON TITLE
Insurance Company

6/21/00 11:48 AM

M-285368-00

After Recording, Return to:
Pahlisch Nielsen Homes LLC
12540 SW 68th Parkway Ste B
Tigard, OR 97223-8588

Until a change is requested, tax statements
shall be sent to the following address:
Same as above

STATUTORY BARGAIN AND SALE DEED
(Corporation)

(Above Space Reserved for Recorder's Use)

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

conveys to

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

the following described real property in the State of Oregon and County of Benton

Real property described on attached Exhibit 'A' for the purposes of creating a lot line
adjustment

Tax Account Number(s):

The true consideration for this conveyance is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 20th day of JUNE, 2000, pursuant to a duly approved resolution of the
board of directors of the below named corporation.

PAHLISCH NIELSEN HOMES, LLC

By:

Hildi Johnson

STATE OF OREGON, COUNTY OF BENTON) ss.

REVISED LOT 86
"GRAND OAKS SUMMIT NO. 2"
DESCRIPTION
April 27, 2000

A tract of land in the northwest and northeast one-quarters of Section 5, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being described as follows:

Beginning at the most northerly corner of Lot 86, "Grand Oaks Summit No. 2", a duly recorded plat in Benton County; thence S.40°30'49"E. along the line common to Lots 85 and 86, "Grand Oaks Summit No. 2", 101.44 feet to a 5/8-inch iron rod on the northerly line of S.W. Trellis Drive and a point of non-tangent curvature; thence southwesterly along said northerly line on the arc of a 453.00 foot radius curve to the right (the radius point of which bears N.44°24'32"W.) through a central angle of 4°03'02", 32.02 feet (chord bears S.47°36'59"W., 32.02 feet) to a 5/8-inch iron rod; thence leaving said northerly line N.40°30'49"W., 101.36 feet to a 5/8-inch iron rod on the southerly line of Tract 'L', "Grand Oaks Summit No. 2" and a point non-tangent curvature; thence northeasterly along said southerly line on the arc of a 342.50 foot radius curve to the left (the radius point of which bears N.40°52'04"W.) through a central angle of 2°04'26", 12.40 feet (chord bears N.48°05'43"E., 12.40 feet); thence continuing along said southerly line N.47°03'30"E., 19.62 feet to the Point of Beginning.

Contains 3,248 square feet, more or less.



OREGON TITLE
Insurance Company

After Recording, Return to:
Pahlisch Nielsen Homes LLC
12540 SW 68th Parkway Ste B
Tigard, OR 97223-8588

Until a change is requested, tax statements
shall be sent to the following address:
Same as above

STATUTORY BARGAIN AND SALE DEED
(Corporation)

(Above Space Reserved for Recorder's Use)

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

conveys to

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

the following described real property in the State of Oregon and County of Benton

Real property described on attached Exhibit 'A' for the purposes of creating a lot line
adjustment

Tax Account Number(s):

The true consideration for this conveyance is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 20th day of JUNE, 2000, pursuant to a duly approved resolution of the
board of directors of the below named corporation.

PAHLISCH NIELSEN HOMES, LLC

By: Hildi Johnson

6/21/00 11:48AM

M-285369-00

REVISED LOT 87
"GRAND OAKS SUMMIT NO. 2"
DESCRIPTION
April 27, 2000

A tract of land in the northwest and northeast one-quarters of Section 5, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being described as follows:

Beginning at the most southerly corner of Lot 87, "Grand Oaks Summit No. 2", a duly recorded plat in Benton County; thence N.35°26'48"W. along the line common to Lots 87 and 88, "Grand Oaks Summit No. 2", 101.10 feet to a 5/8-inch iron rod on the southerly line of Tract 'L', "Grand Oaks Summit No. 2" and a point of non-tangent curvature; thence northeasterly along said southerly line on the arc of a 342.50 foot radius curve left (the radius point of which bears N.35°52'07"W.) through a central angle of 4°59'57", 29.88 feet (chord bears N.51°37'54"E., 29.87 feet) to a 5/8-inch iron rod; thence leaving said southerly line S.40°30'49"E., 101.36 feet to a 5/8-inch iron rod on the northerly line of S.W. Trellis Drive and a point of non-tangent curvature; thence southwesterly along said northerly line on the arc of a 453.00 foot radius curve to the right (the radius point of which bears N.40°21'30"W.) through a central angle of 4°54'42", 38.83 feet (chord bears S.52°05'51"W., 38.82 feet) to the Point of Beginning.

Contains 3,477 square feet, more or less.



STATE OF OREGON, COUNTY OF BENTON) ss.

REVISED LOT 93
"GRAND OAKS SUMMIT NO. 2"
DESCRIPTION
April 27, 2000

A tract of land in the northwest one-quarter of Section 5, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being described as follows:

Beginning at the northeasterly corner of Lot 93, "Grand Oaks Summit No. 2", a duly recorded plat in Benton County; thence S.03°51'21"E. along the line common to Lots 92 and 93, "Grand Oaks Summit No. 2", 101.18 feet to a 5/8-inch iron rod on the northerly line of S.W. Trellis Drive and a point of non-tangent curvature; thence southwesterly along said northerly line on the arc of a 453.00 foot radius curve to the right (the radius point of which bears N.03°51'21"W.) through a central angle of 4°58'35", 39.35 feet (chord bears S.88°37'56"W., 39.33 feet) to a 5/8-inch iron rod; thence leaving said northerly line N.02°03'30"E. along a line parallel with and 1.00 foot easterly of, when measured at right angles to, the line common to Lots 93 and 94, "Grand Oaks Summit No. 2", 101.46 feet to a 5/8-inch iron rod on the southerly line of Tract 'J', "Grand Oaks Summit No. 2" and a point non-tangent curvature; thence northeasterly along said southerly line on the arc of a 342.50 foot radius curve to the left (the radius point of which bears N.01°26'30"E) through a central angle of 4°49'57", 28.89 feet (chord bears N.89°01'32"E., 28.88 feet) to the Point of Beginning.

Contains 3,456 square feet, more or less.



**OREGON TITLE
Insurance Company**

After Recording, Return to:
Pahlisch Nielsen Homes LLC
12540 SW 68th Parkway Ste B
Tigard, OR 97223-8588

Until a change is requested, tax statements
shall be sent to the following address:
Same as above

**STATUTORY BARGAIN AND SALE DEED
(Corporation)**

(Above Space Reserved for Recorder's Use)

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

conveys to

PAHLISCH NIELSEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY

the following described real property in the State of Oregon and County of Benton

Real property described on attached Exhibit 'A' for the purposes of creating a lot line
adjustment

Tax Account Number(s):

The true consideration for this conveyance is \$0.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY
OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW-
SUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 20th day of JUNE, 2000, pursuant to a duly approved resolution of the
board of directors of the below named corporation.

PAHLISCH NIELSEN HOMES, LLC.

By: Heidi Johnson

STATE OF OREGON, COUNTY OF BENTON) ss.

The foregoing instrument was acknowledged before me this 20th day of June, 2000, by

6/27/00

11:48 AM

M-285371-00

REVISED LOT 94
"GRAND OAKS SUMMIT NO. 2"
DESCRIPTION
April 27, 2000
Revised: May 1, 2000

A tract of land in the northwest one-quarter of Section 5, Township 12 South, Range 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being described as follows:

Beginning at the southwest corner of Lot 94, "Grand Oaks Summit No. 2", a duly recorded plat in Benton County; thence N.02°03'30"E. along the line common to Lots 94 and 95, "Grand Oaks Summit No. 2", 101.50 feet to a 5/8-inch iron rod on the southerly line of Tract 'J', "Grand Oaks Summit No. 2"; thence S.87°56'30"E. along said southerly line, 28.31 feet to a 5/8-inch rod and a point of curvature; thence continuing along said southerly line on the arc of a 342.50 foot radius curve to the left (the radius point of which bears N.02°03'30"E.) through a central angle of 0°37'00", 3.69 feet (chord bears S.88°15'00"E., 3.69 feet) to a 5/8-inch iron rod; thence leaving said southerly line S.02°03'30"W. along a line parallel with and 1.00 foot easterly of, when measured at right angles to, the line common to Lots 93 and 94, "Grand Oaks Summit No. 2", 101.46 feet to a 5/8-inch iron rod on the northerly line of S.W. Trellis Drive and a point of non-tangent curvature; thence northwesterly along said northerly line on the arc of a 453.00 foot radius curve to the right (the radius point of which bears N.1°07'14"E.) through a central angle of 0°56'16", 7.41 feet (chord bears N.88°24'38"W., 7.41 feet) to a 5/8-inch iron rod and a point of tangency; thence continuing along said northerly line N.87°56'30"W., 24.59 feet to the Point of Beginning.

Contains 3,247 square feet, more or less.